



ఆంధ్రప్రదేశ్ రాజ పత్రము
THE ANDHRA PRADESH GAZETTE
PUBLISHED BY AUTHORITY

PART I EXTRAORDINARY

No.26

AMARAVATI, MONDAY, JANUARY 20, 2025

G.809

NOTIFICATIONS BY GOVERNMENT

--X--

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (M)

VMRDA – Proposal for Change of Land Use from Partly Residential use & partly Agricultural use to Industrial use zone to an extent of Ac.74.09Cts. (or) 299831.60 Sq.m (or) 358595.60 Sq. Yds in Sy.Nos.140/3, 4; 141/1 to 7, 9 to 29, 30p, 31p, 32p; 142/1 to 7, 21; 151/1p, 2p, 3 to 21; 152/1 to 13, 14P, 15 to 18, 19p, 20, 21, 22p; 153/1, 2, 3, 18p, 19p, 20p, 21p; 163; 171; 172/p; of Chinnipalem Village & Sy.Nos.150/1p, 2p, 3 to 8, 10; 151/1 to 8; 152/1 to 22, 23p, 24 to 26, 27p; 156/1 to 10 of Kantakapalli Village, Kothavalasa Mandal, Vizianagaram District applied by M/s.UltraTech Cement Limited Rep. by Sri Ravi Dusad - Proposal submitted for approval -Draft Variation Notification - Issued-Reg.

[Memo.No.2560660/M2/2024 Municipal Administration & Urban Development (M) Department, 20th, January, 2025]

APPENDIX
NOTIFICATION

The following draft variation to the land use envisaged in the Master Plan for Visakhapatnam Metropolitan Region sanctioned in G.O.Ms.No.136, MA&UD Department, dt.08.11.2021 is proposed in exercise of the powers conferred by sub-sections (1) & (2) of section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 read with Section 15, sub-section (3), (4) & (5) of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 is hereby published.

Notice is hereby given that the draft will be taken into consideration after expiry of 15 days from the date of publication of the Notification in the AP Gazette and that any objections or suggestions which may be received from any person with respect there to before the expiry of the said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed

to the Metropolitan Commissioner, VMRDA., Visakhapatnam / Secretary to Government, Municipal Administration & Urban Development Department, A.P. Secretariat, Amaravathi, Guntur District, Andhra Pradesh.

DRAFT VARIATION

The site falling in Sy.Nos.140/3, 4; 141/1 to 7, 9 to 29, 30p, 31p, 32p; 142/1 to 7, 21; 151/1p, 2p, 3 to 21; 152/1 to 13, 14P, 15 to 18, 19p, 20, 21, 22p; 153/1, 2, 3, 18p, 19p, 20p, 21p; 163; 171; 172/p; of Chinnipalem Village & Sy.Nos.150/1p, 2p, 3 to 8, 10; 151/1 to 8; 152/1 to 22, 23p, 24 to 26, 27p; 156/1 to 10 of Kantakapalli Village, Kothavalasa Mandal, Vizianagaram District, admeasuring an area of Ac.74.09 Cts (or) 299831.60 Sq.m (or) 358595.60 Sq.Yds. The boundaries which are given in the schedule below which are earmarked for Partly Agricultural use & Partly Residential use in Sanctioned Master Plan for VMR in G.O.Ms.No.136 MA&UD Dept., dt.08.11.2021 is now proposed to be designated for Industrial use Zone which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, subject to following conditions:

1. The applicant shall obtain prior technical clearance from the competent authority before commencement of any development activity at the site under reference.
2. The applicant shall pay the development / conversion charges etc., as per prevailing rules to the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.
3. The applicant shall obtain LCC and submit to the Competent Authority.
4. The applicant shall obtain culvert permission from the Competent Revenue Authorities at the time of building approval.
5. The applicant shall obtain NOC from the Railway Department at the time of building plan approval.
6. The applicant shall obtain NOC from the Revenue & Irrigation Department at the time of building plan approval.
7. The applicant shall maintain the mandatory buffers for the water bodies i.e., Tank, Kaluva and Gedda.
8. The applicant shall maintain the Environmental conditions for compliance.
9. The title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Metropolitan Region Development Authority/GVMC., Visakhapatnam, before issue of building permission/development permission, and it must be ensured that the best financial interests of the Government are preserved.
10. The owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
11. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

12. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
13. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
14. Any other conditions as may be imposed by Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

- North : Existing 12.00m wide BT road & Existing Gedda.
- East : Existing Gedda in Sy.No.150/P, 151/P, 152/P, 156/P, 157 of Kantakapalli Village & Other's vacant land in Sy.Nos.153/p, 146, 172/p, 142/p of Chinnipalem Village.
- South : 9.00m wide Gravel road and Other's land in Sy.No.140/p, 141/p & 142/p of Chinnipalem Village.
- West : Railway Track & Railway property boundary.

K.KANNA BABU
SECRETARY TO GOVERNMENT (FAC)